Manitoba

Annual Report 1987 - 88

Housing

The Manitoba
Housing and Renewal
Corporation

Minister of Housing

Room 317
Legislative Building
Winnipeg, Manitoba, CANADA
R3C 0V8

(204) 945-0073

The Honourable George Johnson
Lieutenant-Governor of Manitoba
Room 235, Legislative Building
Winnipeg, Manitoba

May It Please Your Honour:

I have the privilege of presenting, for the information of Your Honour, the Annual Report of The Department of Housing and The Manitoba Housing and Renewal Corporation for the fiscal year ending March 31, 1988.

Respectfully submitted,

Gerald Ducharme

Manitoba

Deputy Minister of Housing

603-287 Broadway
Winnipeg, Manitoba, CANADA
R3C 0R9

The Honourable Gerald Ducharme
Minister of Housing
Room 317, Legislative Building
Winnipeg, Manitoba

Dear Sir:

I have the honour of submitting for your information the Annual Report of the Department of Housing and the Manitoba Housing and Renewal Corporation for the fiscal year ending March 31, 1988.

The year under review saw an expansion of units funded for seniors and special needs individuals and a continuation of other programming consistent with our mandate to ensure the availability of adequate, affordable shelter for Manitobans.

At the same time, in recognition of requirements for increased fiscal restraint and in the context of Manitoba Housing's assumption in the previous year of lead role responsibility for delivery of federal/provincial cost-shared programs, efforts continued to achieve efficiencies in program administration.

Respectfully submitted,

Saul Schubert

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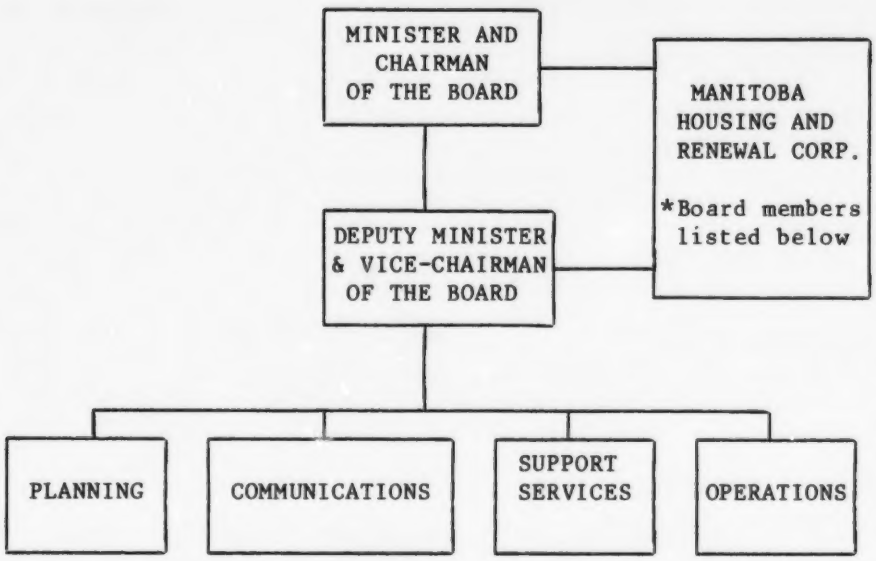

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* BOARD OF DIRECTORS: Manitoba Housing and Renewal Corporation
(As at March 31, 1988)

Chair: Honourable Muriel Smith
Vice-Chair: Saul Schubert

BOARD MEMBERS
D. Ilich
G. Julius
K. Cassin

OFFICERS OF THE BOARD
H.N. Dubowits, Secretary of the Corporation

Members of the Board of Directors of the Manitoba Housing and Renewal Corporation function as division heads of the department. The corporation has no staff, with all services to the corporation provided by the department.

Departmental Overview

The department is mandated to ensure: (a) that the housing supply is sufficient to meet current and future accommodation needs of Manitobans; (b) that supply strategies complement the economic and employment development objectives of the government; (c) that low/moderate income and special needs consumers have access to affordable, adequate housing appropriate to their needs; (d) that the province's existing and aging housing stock is improved and preserved; (e) and that a mechanism exists to regulate private market rents and to mediate and arbitrate disputes between landlords and tenants. All programs are delivered through the department. Capital and operating programs associated with the financing, development, administration and maintenance of assets are funded through the Manitoba Housing and Renewal Corporation; grant and regulatory programs are funded through the department.

In the program narrative that follows, there is no distinction made between the department and the corporation, although they are identified separately, as required for financial reporting purposes, in the audited financial statements.

HOUSING REHABILITATION

CRITICAL HOME REPAIR PROGRAM- LOW-INCOME

The Critical Home Repair Program was implemented to extend the life of existing housing stock that is at least five years old. The Low Income component of the program provides eligible low-income homeowners low interest loans and loan forgiveness to assist with critical repairs to their homes.

In this fiscal year a total of 825 applications were approved. Commitments this fiscal year totalled $1,452,327.

CRITICAL HOME REPAIR PROGRAM - PENSIONER

The Pensioner component of the Critical Home Repair Program provides grants to eligible pensioner homeowners to assist with critical repairs to their homes. This component of the program was terminated in March/87. Processing continued during this fiscal year for any applications received prior to March 31/87.

In this fiscal year a total of 188 applications were approved. Commitments to pensioner homeowners under the program this fiscal year were $117,932.98.

RESIDENTIAL REHABILITATION ASSISTANCE PROGRAM

The Residential Rehabilitation Assistance Program is a federal program, which is cost-shared in the rural areas of the province by Manitoba Housing. The program is designed to prolong the life of existing dwellings. Under RRAP, qualifying homeowners may receive a loan of up to $25,000 ($6,250 of which may be forgivable, depending on income, required repairs and location in the province) to repair their homes.

In this fiscal year a total of 450 applications were approved. Commitments made by the Department this fiscal year were $2,070,079 in forgivable loans and $503,326 in repayable loans.

Note: The repayable loan component of RRAP is financed by MHRC and is reflected in the corporation's financial statements.

CORE AREA

CORE AREA INITIATIVE GRANT TO HOMEOWNERS

This program is designed to provide incentives to home buyers purchasing homes within the core area of Winnipeg. Conditional grants of up to $10,000 are available for new homes. There are no income limitations but the home must be the applicant's primary residence. Funding is provided under the Core Area Initiative Agreement.

The grant is in the form of a forgivable loan earned at the rate of 20 percent per year. Any outstanding amount becomes payable if the residence is sold or ceases to be the applicant's principal residence.

The fiscal year brought forth the following data:

As at March 31, 1988:

NEW HOMES:	
No. of applications carried over from previous year	21
No. of applications received	0
Total number approved	21
EXISTING HOMES:	
No. of applications carried over from previous year	1
No. of applications received	0
Total number approved	1
Expenditures this fiscal year	$ 105,688
Total expenditures since program inception	$2,152,146

CORE AREA INITIATIVE HOME REPAIR PROGRAM

The objective of this program was to assist in the upgrading of existing housing stock in the core area of Winnipeg. The program ended to new applicants in the 1987/88 fiscal year. Activity during the current fiscal year relates to applications received prior to March 31, 1987.

As at March 31, 1988:

No. of homeowner applications received	$ 2,193
No. of landlord applications received	185
Total	$ 2,378
No. of applications approved	$ 1,369
No. of applications in process	25
No. of applications suspended	54
No. of applications ineligible	930
Total	$ 2,378
Average monthly benefit	$36.11
Expenditures this fiscal year	$571,630

SHELTER ALLOWANCES

SCHOOL TAX ASSISTANCE FOR TENANTS 55 PLUS

The Pensioner Tenants School Tax Assistance Program provides annual assistance of up to $175 to qualifying tenants to offset the school tax portion of rental costs. It is payable once a year. This program is administered by Manitoba Housing on behalf of the Department of Finance.

An application submitted during 1988 relates to rents paid during the 1987 calendar year.

Tenants aged 55 to 64 whose net income is less than $23,760 or pensioners aged 65 years or older who rented their principal residence in the private rental market during the previous calendar year, are generally eligible.

Pensioners who were eligible during previous years, but who did not receive their rebate, can apply for benefits retroactively for up to four years.

Tenants living in elderly persons housing or non-profit housing for the elderly, which is exempt from taxation for school purposes, do not qualify for benefits under this program because rents in these housing units do not include school tax costs.

April 1, 1987 - March 31, 1988:

Number of rebate cheques issued (includes multiple rebates for retroactive benefits, and applications received in previous fiscal year and paid in current year)	9,659
Average benefits paid:	
Singles	$171.71
Couples	$173.70
Household Sharers	$173.19
Sharers	$146.76
Total expenditures for this fiscal year	$1,876,830.

SHELTER ALLOWANCES FOR ELDERLY RENTERS (SAFER)

The SAFER Program (Shelter Allowances for Elderly Renters) provides direct monthly cash assistance to persons aged 55 and over who rent their living accommodation in the private rental marketplace and whose rent exceeds 25 percent of household income. Persons residing in elderly persons' public housing, rent supplement housing or personal care homes are not eligible for benefits under this program.

The maximum benefit under the program is $150 per month, based on maximum eligible income qualifications of $15,700 for single renters and $17,890 for couples. Maximum rents on which claims can be made are $360 per month for a single renter and $410 per month for a couple.

The period of April 1, 1987 to March 31, 1988, provided the following assistance:

No. of pensioner households who received benefits during this fiscal year	4,339
No. of clients receiving benefits (as at March 1987)	3,454
Average monthly benefits:	
Singles	$100.48
Couples	$ 81.98
Shared accommodation	$ 60.63
Clientele between 55 and 64 years of age	453
Clientele aged 65 and over	3,357
Total expenditure this fiscal year	$4,226,992

SHELTER ALLOWANCES FOR FAMILY RENTERS (SAFFR)

The SAFFR Program (Shelter Allowances for Family Renters) provides monthly cash benefits to assist eligible families who rent their accommodations in the private rental marketplace.

This program provides payments to cover up to 90 percent of eligible rent costs over 25 percent of income for lower income families. As incomes increase and rents decrease in proportion to income, the assistance is reduced.

Families who receive rental assistance through social allowance payments or who reside in government subsidized housing are not eligible for this program.

To qualify, there must be dependent children under 18 years of age living in the household.

SHELTER ALLOWANCE FOR FAMILY RENTERS cont.

The maximum claimable rents are $400 for a two person family, $425 for a three person family, and $450 for a four person or larger family.

The maximum benefit available to families is $160 per month, with the actual amount calculated on the basis of rental costs and income.

The fiscal period of April 1, 1987 to March 31, 1988 brought forth the following data:

No. of families who received benefits during this fiscal year	1,969
Average monthly benefits:	
Two person households	$115.37
Three person households	$120.00
Four + person households	$123.10
Total expenditures for this fiscal year	$1,458,106

MORTGAGE PROGRAMS

BUY AND RENOVATE

The Buy and Renovate program was designed to upgrade existing older housing stock. Assistance in the form of a low interest mortgage was offered to qualifying homebuyers on homes 30 years or older which cost $35,000 or less, and on which an additional minimum of $10,000 would be spent for renovations. Since the inception of the program in August 1982, 146 homes have qualified under the Buy and Renovate program.

During the fiscal year under review, six homes qualified under the Buy and Renovate program, resulting in a commitment of $230,879.

CHURCHILL MORTGAGE LOAN GUARANTEE PROGRAM

Under this program MHRC acts as the guarantor for residents of Churchill who cannot arrange N.H.A. insured high ratio loans. During this fiscal year, four loans were guaranteed totalling $136,838.

COOPERATIVE HOMESTART PROGRAM

This program was implemented to provide an incentive to purchase and rehabilitate existing apartment buildings, to convert non-residential buildings to multiple unit dwellings or to encourage new construction of cooperative housing. Assistance is available to all incorporated non-profit housing cooperatives, and is provided in three programs.

Complementary Assistance (Program I and I'A'): Provides cooperatives undertaking the construction of new housing projects under the federal Cooperative Housing Program with additional financial assistance to that which is provided by Canada Mortgage and Housing Corporation. The assistance is in the form of grants to increase the affordability of units constructed under the federal program for income-tested occupants. During the 1987/88 fiscal year, five cooperatives received complementary assistance for a total expenditure of $188,471.

Mortgages for renovation and/or conversions of existing buildings (Program II): This program, funded through the Manitoba Housing and Renewal Corporation, encourages the rehabilitation of existing older residential buildings and/or conversion of under-utilized non-residential buildings to housing. Long term first mortgage loans are available to eligible housing cooperatives at favourable interest rates for up to 100 percent of aquisition and redevelopment costs. During the 1987/88 fiscal year, five mortgage loan applications were approved totalling $2,756,023 for 52 units.

COOPERATIVE HOMESTART PROGRAM cont.

Cooperatives which complete projects under this program are eligible for further assistance to improve their viability through the provision of grants to reduce the housing charges to competetive market levels. During the 1987/88 fiscal year, five cooperatives received further assistance for a total expenditure of $229,581.

Technical Resource Group Assistance (Program III): Grants of up to a maximum of $17,500 are available to eligible housing co-ops to provide financial assistance for the initial promotion, planning and development work which is required by a group organizing a housing cooperative. Start-up grants to 23 cooperatives totalling $134,300 were approved during 1987/88.

Index Linked Mortgages (I.L.M.Program): In 1986 the federal government announced a new cooperative housing program which utilizes an innovative new type of mortgage financing, where the repayments are 'indexed' to the consumer price index. This allows the initial repayments to be lower than with a conventional mortgage, with payments increasing annually, and removes the 'risk factor' for lenders due to unpredictable inflation rates.

In support of this federal program, index linked mortgage loans (ILM's), funded through the Manitoba Housing and Renewal Corporation, were provided to housing cooperatives which had projects approved by the Canada Mortgage and Housing Corporation. In the 1987/88 fiscal year, ILM's were provided to three cooperatives, totalling $11,444,739 for 137 units. Cooperatives which complete projects under this program are also eligible for complementary assistance (Program I) as described above.

Share Equity Loan Program: This program provides interest free loans to eligible lower income households to assist in the purchase of the shares required for membership in a housing cooperative. The loans are provided in the joint name of the member/occupant and the housing cooperative. During the 1987/88 fiscal year, loans were provided to 17 members in five housing cooperatives for a total of $6,232.

FINANCING FOR COMMUNITY RESIDENCES

This program, comprised of two distinct components, provides mortgage financing to non-profit groups to establish residential beds for persons with special needs. The groups are first approved by the Department of Community Services, and are then eligible to receive mortgage financing for renovation of an existing structure or construction of new housing.

The Welcome Home component provides community-integrated living accommodation for the mentally handicapped in a group home setting. During this fiscal year, nine projects were approved providing 36 beds for a total commitment of $1,000,800, bringing the program's cumulative total to 288 beds.

FINANCING FOR COMMUNITY RESIDENCES cont.

The second component is the Emergency Shelter Program which provides short-term accommodation at no cost to special needs groups such as abused women and their children seeking refuge. Six projects totalling 22 beds were approved during this fiscal year, for a total commitment of $564,800 bringing this program's cumulative total, since inception in 1985, to 246 beds.

MOBILE HOME LOAN GUARANTEE PROGRAM

The Mobile Home Loan Guarantee Program, introduced in April, 1979, brings to purchasers of mobile homes benefits which assist them in financing their housing units through approved lenders.

Loans are guaranteed, to approved applicants, for the acquisition of a mobile home. The guarantee enables the lender to provide the loan at lower interest rates and for longer terms, resulting in lower monthly payments by the borrower.

Program Summary	Number	Amount
FISCAL YEAR - April 1, 1987 to March 31, 1988		
Applications received	130	$ 3,976,231
Applications cancelled/ineligible	3	79,407
TOTAL APPLICATIONS APPROVED:	127	$ 3,896,824
Claim settlements paid to lenders	0	0

RENTALSTART

Introduced in 1984, this program was designed to encourage private developers to increase the province's stock of rental units in an effort to alleviate the low vacancy rate, as well as to promote employment in the construction industry.

During this fiscal year, mortgage financing in the amount of $1,237,500 was arranged for 72 rural suites.

Also during this fiscal year, mortgage financing in the amount of $6,188,000 was arranged for 100 Winnipeg suites.

SENIORS RENTALSTART

Since program inception in 1986, mortgage financing of $27,026,387 has been provided for 482 suites of new construction. During this fiscal year $26,096,387 was committed for 458 suites.

This program provides up to 80 percent financing at an attractive interest rate with a portion of the loan forgiven. This program is being substantially aided by the life lease or tenant equity concept, wherein the tenants contribute the necessary equity.

RURAL MORTGAGE LENDING PROGRAM

Under the Rural Mortgage Lending Program, MHRC acts as the guarantor for residents of rural communities who have been refused mortgage financing because their property is not connected to a public sewage system.

MHRC entered into a special agreement with the Cooperative Credit Society of Manitoba (C.C.S.M.), whereby MHRC provides guarantees for the mortgages administered by various credit unions under the C.C.S.M.

As at March 31, 1988, there were seven guaranteed loans still outstanding, totalling $171,227.

NON-PROFIT HOUSING

PUBLIC NON-PROFIT HOUSING PROGRAM (MHRC-OWNED)

The Public Non-Profit Housing Program is aimed at providing adequate and affordable housing for low-income seniors and families. The need for these projects is determined by the waiting lists at MHRC housing authorities and through need and demand studies in communities. The housing projects are owned and capital funded by MHRC.

Ongoing operating costs, including loan repayment, are shared on a 75-25 per cent basis by the federal and provincial governments.

PUBLIC NON-PROFIT HOUSING PROGRAM
Committed April 1, 1987 to March 31, 1988

PROJECT/LOCATION	UNIT TYPE	NUMBER OF UNITS	CAPITAL CO
Morden	E	36	$2,043,030
Stadacona Annex, Winnipeg	E & F	32/26	3,502,110
Carman	F	6	377,374
Stonewall	F	2	129,000
Rossburn	E	12	601,533
Minnedosa	F	6	333,142
Henry Ave. Winnipeg	F	2	121,517
Autumnwood & Cottonwood, Winnipeg	F	40	3,212,652
Main St. Winnipeg	F	40	2,565,506
St. Annes Road, Winnipeg	F	42	2,741,329
Brandon	F	6	409,000
		250	$16,036,193

E denotes Elderly F denotes Family

PRIVATE NON-PROFIT HOUSING PROGRAM

MHRC and CMHC provide assistance to non-profit groups to develop non-profit housing for families and seniors. These groups may provide equity toward the project. Capital costs of the project under this program are provided by the province, with ongoing operating costs, including loan repayment, subsidized on a 75-25 percent basis by the federal and provincial governments. Under this program, the non-profit groups own the projects and are responsible for ongoing property management.

PRIVATE NON-PROFIT HOUSING PROGRAM
Committed April 1, 1987 to March 31, 1988

PROJECT/SPONSOR GROUP	LOCATION	UNIT TYPE	NUMBER OF UNITS	CAPITAL COST
BethaniaHaus	Winnipeg	E	53	$ 3,686,510
SOS Cooperative Housing	Winnipeg	F	32	2,190,873
Vietnamese NonProfit Housing	Winnipeg	F	52	4,088,455
Dauphin Retirement Housing	Dauphin	E	32	1,667,688
Boreal Housing Co-op	Onanole	F	15	977,436
Hamiota Health Centre	Hamiota	E	15	835,270
			199	$13,446,232

NOTE: All the above projects are owned by the sponsor group

PROJECT				
351 Victor	Winnipeg	F	19	$ 1,403,985
347 Manitoba	Winnipeg	F	18	1,374,850
425 Henry	Winnipeg	F	26	1,837,911
			63	$ 4,616,746

NOTE: These three projects are owned by Winnipeg Housing Rehabilitation Corporation

E denotes elderly
F denotes family

URBAN NATIVE NON-PROFIT HOUSING PROGRAM

The Urban Native program is a federal-provincial initiative which assists non-profit native corporations to provide affordable, adequate rental housing to native families in need. Total capital costs are financed by the province, and any ongoing operating costs, including loan repayment, are shared on a 75-25 percent basis by the federal and provincial governments.

The non-profit native groups play the lead role in project development and own the building. They are also responsible for tenanting and ongoing property management.

URBAN NATIVE NON-PROFIT HOUSING PROGRAM
Committed April 1, 1987 to March 31, 1988

Non-Profit Corporation	Location	No. of Units	Capital Costs
Aiyawin Corporation	Winnipeg	2	$ 135,991
Anicinabe Housing Corporation	Dauphin	6	361,436
Dakota Ojibway Tribal Council	Winnipeg	20	1,333,201
	Brandon	15	1,001,400
	Portage la Prairie	8	528,157
Keewatin Housing Corporation	Thompson	30	1,973,406
Kinew Housing Corporation	Winnipeg	20	1,228,392
Swan River Friendship Centre	Swan River	11	698,779
		112	$ 7,260,762

SPECIAL NEEDS HOUSING

MHRC works in close cooperation with non-profit groups and organizations to provide appropriate housing for Manitobans with physical, mental or emotional disabilities. Apartments in public and private non-profit projects, as well as in the private rental marketplace, are modified to meet the special needs of the residents. Rent subsidies and support services are available to assist the residents in achieving supportive community living.

Results of this policy include "Focus Manitoba" and "Housing with an Independent Difference, Inc." composed of five projects with over 50 modified units and on-site support staff to help participants achieve maximum independence in spite of severe physical handicaps.

A "Second-Stage Housing" initiative has also resulted in provision of nine family public housing units to women and their families who desire housing linked with emotional and social supports during transition from crisis shelter to ultimate re-establishment in the community.

Initiatives of the current fiscal year include commitment of a 31 unit, non-profit co-op targeted in part to persons with psychiatric handicaps who are members of the Society of Self-Help, Inc.

Initial planning of a permanent housing facility for homeless, hard-to-house persons with social or behaviourial disabilities was begun in recognition of the International Year of Shelter for the Homeless.

Special Needs Housing for persons with unique shelter and support needs remains a social planning priority of the Department.

RURAL AND NORTHERN HOUSING PROGRAM

The Rural and Northern Housing Program is a federal/provincial undertaking under the provisions of Section 40 of The National Housing Act.

The program operates in communities with populations of 2,500 or less and provides for the development and operation of self-contained rental duplex and motel-type units for senior citizens and single detached rental or ownership units for families.

Costs for this program are shared by MHRC and the Canada Mortgage and Housing Corporation. CMHC provides 75% of the capital and operating costs and MHRC provides the remaining 25%. Rents for these units are geared to tenant income in accordance with the MHRC rental scale. MHRC plays the lead role in project development and owns the units.

RURAL AND NORTHERN HOUSING PROGRAM
Committed April 1987 to March 31, 1988

LOCATION	UNIT TYPE	NUMBER OF UNITS	CAPITAL COST
Cranberry Portage	E	6	$ 310,384
Dominion City	F	2	165,483
Elkhorn	E	6	342,082
Mitchell	F	1	93,000
Moosehorn	E	8	470,795
Niverville	F	3	262,266
Powerview	F	6	410,867
Reston	E	4	198,777
Rosenfeld	F	2	163,883
St. Malo	F	2	163,640
Ste. Rose du Lac	F	2	129,000
Snow Lake	E	4	240,000
		46	$ 2,950,177

E denotes elderly
F denotes family

REMOTE HOUSING PROGRAM CONVERSIONS

A number of homes were developed prior to 1975 in northern and remote areas of the province under the earlier Remote Housing Program. Initially, this program was a rent-oriented program with provisions in the lease whereby the tenants were permitted to accumulate the rental payments toward the eventual purchase of the homes.

During the fiscal year ending March 31, 1988, 10 remote homes were converted to ownership.

RENT SUPPLEMENT PROGRAM

Rent supplement is a federal-provincial cost-shared program which exists to reduce the rental charges of low-income tenants in certain private market suites.

For the fiscal year ending March 31, 1988, total benefits under the program were $340,539 of which CMHC's share was $1,598,890 and the provincial share was $1,741,649.

GRANTS TO ELDERLY AND INFIRM PERSONS HOUSING

Prior to June 1976, approved sponsors licensed under the Elderly and Infirm Persons' Housing Act (E & IPH) were eligible to receive capital grants of up to $1,700 for each single unit and $2,150 for a double unit. These grants are paid to licensed sponsors over a number of years, and serve to reduce the rental charges to tenants.

Grants disbursed this fiscal year totalled $192,085.

HOUSING UNITS BY COMMUNITY
(as at March 31, 1988)

PLACE	PUBLIC HOUSING SECTION 43 EPH	PUBLIC HOUSING SECTION 43 FPH	RURAL & NORTHERN SECTION 40 EPH	RURAL & NORTHERN SECTION 40 FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	SECTION 15 & 56.1 FPH	E&IPH	* RENT SUPPLEMENT EPH	* RENT SUPPLEMENT FPH	TOTAL
INTERLAKE - AREA #2											
ARBORG	19	10	14	-	-	-	-	-	-	-	43
ASHERN	20	17	12	-6	-	-	-	-	-	-	55
BALMORAL	-	-	6	-	-	-	-	-	-	-	6
CLANDEBOYE	-	-	-	1	-	-	-	-	-	-	1
ERIKSDALE	12	7	8	1	-	-	-	-	-	-	28
FISHER BRANCH	20	-	-	7	-	-	-	-	-	-	27
FRASERWOOD	-	-	12	-	-	-	-	-	-	-	12
GIMLI	36	-	12	25	-	-	-	11	-	60 (1)	84
GUNTON	-	-	-	1	-	-	-	-	-	-	1
HODGSON	-	-	6	-	-	-	-	-	-	-	6
INWOOD	-	-	10	1	-	-	-	12	10	-	23
KOMARNO	-	-	4	-	-	-	-	-	-	-	4
LUNDAR	-	-	8	-	-	-	-	18	-	-	26
MOOSEHORN	-	-	12	-	-	-	-	-	-	-	12
OAK POINT	-	-	6	-	-	-	-	-	-	-	6
PINE DOCK	-	-	-	3	-	-	-	-	-	-	3
POPLARFIELD	-	-	8	-	-	-	-	-	-	-	8
RIVERTON	24	9	-	14	-	-	-	-	-	-	47
ST. MARTIN	-	-	2	-	-	-	-	-	-	-	2
ST. LAURENT	20	34	-	-	-	-	-	-	-	-	54
SELKIRK	139	192	-	-	1	75	96	35	-	-	538
STONEWALL	28	6	-	-	-	-	-	40	-	-	74
STONY MOUNTAIN	-	-	12	-	-	-	-	-	-	-	12
TEULON	18	-	-	11	-	-	-	25	-	-	54
WHYTEWOLD	-	-	-	1	-	-	-	-	-	-	1
WINNIPEG BEACH	12	-	8	-	-	-	-	-	-	-	20
WOODLANDS	-	-	-	-	-	-	-	24	14	-	24
TOTAL	**348**	**275**	**140**	**71**	**1**	**75**	**96**	**165**	**24**	**60**	**1171**

*** NOT INCLUDED IN TOTALS**

(1) Part of a Condominium

HOUSING UNITS BY COMMUNITY
(as at March 31, 1968)

PLACE	PUBLIC HOUSING SECTION 43 EPH	PUBLIC HOUSING SECTION 43 FPH	RURAL & NORTHERN SECTION 40 EPH	RURAL & NORTHERN SECTION 40 FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	SECTION 15 & 56.1 FPH	E&IPH	* RENT SUPPLEMENT EPH	* RENT SUPPLEMENT FPH	TOTAL
EASTMAN - AREA #3											
ANOLA	-	-	-	-	-	-	-	12	-	-	12
BEAUSEJOUR	55	14	-	6	-	-	-	50	-	-	125
BERENS RIVER	-	-	-	18	-	-	-	-	-	-	18
BIRDS HILL	-	-	-	-	-	8	-	-	-	-	8
BLOODVEIN	-	-	-	0	-	-	-	-	-	-	0
BLUMENORT	-	-	8	-	-	-	-	12	-	-	20
COOK'S CREEK	-	-	-	-	-	-	-	10	-	-	10
DOMINION CITY	-	-	6	-	-	-	-	14	-	-	20
DUGALD	-	-	-	-	-	-	-	10	-	-	10
EAST SELKIRK	-	-	12	-	-	-	-	-	-	-	12
GARSON	12	-	-	-	-	-	-	-	-	-	12
GRAND MARAIS	-	-	8	-	-	-	-	-	-	-	8
GREAT FALLS	-	-	-	1	-	-	-	-	-	-	1
GRUNTHAL	18	-	14	-	-	-	-	-	-	-	32
HADASHVILLE	-	-	4	3	-	-	-	-	-	-	7
ILE DES CHENES	12	-	-	-	-	-	-	-	-	-	12
LA BROQUERIE	-	-	-	-	-	-	-	7	-	-	7
LAC DU BONNET	24	10	-	-	-	14	-	-	-	-	48
LITTLE GRAND RAPIDS	-	-	-	5	-	-	-	-	-	-	5
LOCKPORT	-	-	-	1	-	-	-	-	-	-	1
LORETTE	14	6	-	-	-	-	-	-	-	-	20
MANIGOTOGAN	-	-	-	7	-	-	-	-	-	-	7
MIDDLEBRO	-	-	4	4	-	-	-	-	-	-	8
MITCHELL	-	-	-	3	-	-	-	-	-	-	3
NEW BOTHWELL	-	-	-	1	-	-	-	-	-	-	1
NIVERVILLE	15	-	-	7	-	-	-	-	-	-	22
OAKBANK	-	-	-	-	-	14	-	-	-	-	14
PINE FALLS	-	-	-	-	-	-	-	18	-	-	18
PINEY	-	-	10	3	-	-	-	-	-	-	13
POWERVIEW	-	7	4	6	-	-	-	-	-	-	17

*** NOT INCLUDED IN TOTAL**

HOUSING UNITS BY COMMUNITY
(as at March 31, 1988)

PLACE	PUBLIC HOUSING SECTION 43 EPH	PUBLIC HOUSING SECTION 43 FPH	RURAL & NORTHERN SECTION 40 EPH	RURAL & NORTHERN SECTION 40 FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	SECTION 15 & 56.1 FPH	E&IPH	* RENT SUPPLEMENT EPH	* RENT SUPPLEMENT FPH	TOTAL
EASTMAN - AREA #3 (cont'd)											
PRAWDA	-	-	2	-	-	-	-	-	-	-	2
PRINCESS HARBOR	-	-	-	2	-	-	-	-	-	-	2
RICHER	-	-	8	-	-	-	-	-	-	-	8
ST. ADOLPHE	-	-	12	-	-	-	-	-	-	-	12
ST. GEORGE	15	-	-	-	-	-	-	-	-	-	15
ST. MALO	-	-	-	-	-	-	-	46	-	-	46
ST. PIERRE-JOLYS	-	9	-	-	-	-	-	30	-	-	39
STE. AGATHE	12	-	-	-	-	-	-	-	-	-	12
STE. ANNE	-	4	-	-	-	-	-	55	26	-	59
SEYMOURVILLE	-	-	-	5	-	-	-	-	-	-	5
SOUTH JUNCTION	-	-	2	5	-	-	-	-	-	-	7
SPRAGUE	-	-	12	8	-	-	-	-	-	-	20
STEINBACH	-	20	-	-	-	-	21	136	3	-	177
TOLSTOI	-	-	-	1	-	-	-	-	-	-	1
TYNDALL	-	-	12	-	-	-	-	-	-	-	12
VASSAR	-	-	8	6	-	-	-	-	-	-	14
VICTORIA BEACH	-	-	4	1	-	-	-	-	-	-	5
VITA	19	-	13	2	-	-	-	-	-	-	34
WHITEMOUTH	12	-	-	2	-	-	-	-	-	-	14
WOODRIDGE	-	-	10	3	-	-	-	-	-	-	13
TOTAL	**208**	**70**	**153**	**100**	**-**	**36**	**21**	**400**	**29**	**-**	**988**

*** NOT INCLUDED IN TOTAL**

HOUSING UNITS BY COMMUNITY
(as at March 31, 1988)

PLACE	PUBLIC HOUSING SECTION 43 EPH	PUBLIC HOUSING SECTION 43 FPH	RURAL & NORTHERN SECTION 40 EPH	RURAL & NORTHERN SECTION 40 FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	SECTION 15 & 56.1 FPH	E&IPH	* RENT SUPPLEMENT EPH	* RENT SUPPLEMENT FPH	TOTAL
SOUTH CENTRAL - AREA #4											
ALTONA	18	20	-	-	-	-	5	57	0	-	100
ARDEN	-	-	-	1	-	-	-	-	-	-	1
AUSTIN	10	-	-	-	-	-	-	-	-	-	10
BALDUR	-	-	-	1	-	-	-	9	-	-	10
CARMAN	47	15	-	-	-	-	-	54	-	-	116
CRYSTAL CITY	-	-	-	1	-	-	-	20	-	-	21
CYPRESS RIVER	-	-	-	-	-	-	-	12	2	-	12
ELIE	-	-	-	-	-	-	-	12	0	-	12
ELM CREEK	-	-	-	-	-	-	-	10			10
EMERSON	16	-	-	1	-	-	-	12	-	-	29
GLADSTONE	-	-	-	1	-	-	-	38	-	-	39
GRETNA	17	9	-	-	-	-	-	-	-	-	26
HOLLAND	-	-	-	-	-	-	-	15	-	-	15
LANGRUTH	-	-	4	-	-	-	-	-	-	-	4
LA RIVIERE	-	-	-	-	-	-	-	12	1	-	12
LETELLIER	-	-	4	-	-	-	-	-	-	-	4
LOWE FARM	-	-	-	-	-	-	-	18	-	-	18
MACGREGOR	12	-	-	1	-	-	-	13	-	-	26
MANITOU	-	17	-	-	-	-	-	17	-	-	34
MIAMI	-	-	-	-	-	-	-	18	0	-	18
MORDEN	24	25	-	-	-	-	18	58	-	6	125
MORRIS	14	16	12	1	-	-	-	23	-	-	66
NOTRE DAME DE LOURDES	12	-	12	2	-	-	-	-	-	-	26
OAKVILLE	-	-	10	-	-	-	-	-	-	-	10
PILOT MOUND	-	8	-	-	-	-	-	24	-	-	32
PLUM COULEE	18	-	12	-	-	-	-	-	-	-	30
PORTAGE LA PRAIRIE	135	120	-	-	-	-	151	167	-	42	573
RATHWELL	-	-	-	-	-	-	-	10	-	-	10
ROSENFELD	-	-	-	-	-	-	-	14	-	-	14
ST. CLAUDE	-	4	8	-	-	-	-	12	-	-	24
ST. EUSTACHE	-	-	12	-	-	-	-	-	-	-	12

HOUSING UNITS BY COMMUNITY
(as at March 31, 1968)

PLACE	PUBLIC HOUSING SECTION 43 EPH	PUBLIC HOUSING SECTION 43 FPH	RURAL & NORTHERN SECTION 40 EPH	RURAL & NORTHERN SECTION 40 FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	SECTION 15 & 56.1 FPH	E&IPH	* RENT SUPPLEMENT EPH	* RENT SUPPLEMENT FPH	TOTAL
SOUTH CENTRAL - AREA #4 cont'd											
ST. JEAN BAPTISTE	-	-	-	-	-	-	-	12	-	-	12
ST. LEON	-	-	4	1	-	-	-	-	-	-	5
SOMERSET	-	7	-	-	-	-	-	30	-	-	37
STARBUCK	-	-	-	-	-	-	-	8	-	-	8
SWAN LAKE	-	-	-	1	-	-	-	12	0	-	13
TREHERNE	-	-	4	1	-	-	-	14	-	-	19
WINKLER	12	37	-	-	-	-	14	115	-	-	178
WELLWOOD	-	-	-	1	-	-	-	-	-	-	1
TOTAL	**335**	**278**	**82**	**13**	**-**	**-**	**188**	**816**	**3**	**48**	**1,712**

*** NOT INCLUDED IN TOTAL**

HOUSING UNITS BY COMMUNITY
(as at March 31, 1988)

PLACE	PUBLIC HOUSING SECTION 43 EPH	PUBLIC HOUSING SECTION 43 FPH	RURAL & NORTHERN SECTION 40 EPH	RURAL & NORTHERN SECTION 40 FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	SECTION 15 & 56.1 FPH	E&IPH	* RENT SUPPLEMENT EPH	* RENT SUPPLEMENT FPH	TOTAL
WESTMAN - AREA #5											
ANGUSVILLE	-	-	6	-	-	-	-	-	-	-	6
BELMONT	12	-	-	-	-	-	-	-	-	-	12
BINSCARTH	12	-	4	3	-	-	-	-	-	-	19
BIRTLE	-	6	4	2	-	-	-	30	-	-	42
BOISSEVAIN	23	9	2	-	-	-	-	-	-	-	34
BRANDON	354	280	-	-	1	32	134	171	-	44 (1)	972
BROOKDALE	-	-	2	-	-	-	-	-	-	-	2
CARBERRY	-	10	-	4	-	-	-	27	16	-	41
CARTWRIGHT	12	4	-	-	-	-	-	-	-	-	16
DELORAINE	18	7	-	-	-	-	-	-	-	-	25
DOUGLAS	-	-	-	1	-	-	-	-	-	-	1
EDEN	-	-	-	1	-	-	-	-	-	-	1
ELKHORN	12	-	-	5	-	-	-	-	-	-	17
ELPHINSTONE	-	-	4	-	-	-	-	-	-	-	4
ERICKSON	9	5	-	4	-	-	-	12	-	-	30
FOXWARREN	-	-	6	-	-	-	-	-	-	-	6
GLENBORO	14	5	-	-	-	-	-	12	-	-	31
GOODLANDS	-	-	4	1	-	-	-	-	-	-	5
HAMIOTA	-	6	-	-	-	-	-	45	-	-	51
HARTNEY	-	6	-	-	-	-	-	18	-	-	24
KENTON	-	-	8	-	-	-	-	-	-	-	8
KILLARNEY	15	12	-	-	-	-	-	34	-	-	61
McAULEY	-	-	4	-	-	-	-	-	-	-	4
MELITA	-	8	-	-	-	-	-	50	-	-	58
MINIOTA	-	-	-	3	-	-	-	12	11	-	15
MINNEDOSA	56	7	-	-	-	-	-	24	-	-	87
MINTO	-	-	4	-	-	-	-	-	-	-	4
NEEPAWA	56	15	-	-	50	-	-	69	-	0	190
NEWDALE	-	-	-	-	-	-	-	14	5	-	14
OAK LAKE	12	-	8	-	-	-	-	-	-	-	20

HOUSING UNITS BY COMMUNITY
(as at March 31, 1988)

PLACE	PUBLIC HOUSING SECTION 43 EPH	PUBLIC HOUSING SECTION 43 FPH	RURAL & NORTHERN SECTION 40 EPH	RURAL & NORTHERN SECTION 40 FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	SECTION 15 & 56.1 FPH	E&IPH	* RENT SUPPLEMENT EPH	* RENT SUPPLEMENT FPH	TOTAL
WESTMAN - AREA #5 cont'd											
OAKBURN	-	-	4	3	-	-	-	-	-	-	7
ONANOLE	-	-	8	2	-	-	-	-	-	-	10
RAPID CITY	10	-	-	-	-	-	-	-	-	-	10
RESTON	-	-	-	-	-	-	-	20	-	-	20
RIVERS	12	12	-	3	-	-	-	10	-	-	37
ROSSBURN	14	-	-	3	-	-	-	-	-	-	17
RUSSELL	40	19	-	-	-	-	-	12	-	-	71
ST. LAZARE	12	15	-	-	-	-	-	-	-	-	27
SANDY LAKE	-	-	12	1	-	-	-	-	-	-	13
SHOAL LAKE	-	-	-	-	-	-	-	18	-	-	18
SOURIS	16	7	12	-	-	32	-	11	5	-	78
STRATHCLAIR	-	-	12	-	-	-	-	12	-	-	24
VIRDEN	-	15	-	-	-	38	3	44	-	-	100
VISTA	-	-	-	1	-	-	-	-	-	-	1
WAWANESA	-	-	-	-	-	-	-	12	-	-	12
WASKADA	-	-	6	-	-	-	-	-	-	-	6
TOTAL	**709**	**448**	**110**	**37**	**51**	**102**	**137**	**657**	**37**	**44**	**2,251**

*** NOT INCLUDED IN TOTAL**
(1) 9 Units owned by MHRC

HOUSING UNITS BY COMMUNITY
(as at March 31, 1988)

PLACE	PUBLIC HOUSING SECTION 43 EPH	PUBLIC HOUSING SECTION 43 FPH	RURAL & NORTHERN SECTION 40 EPH	RURAL & NORTHERN SECTION 40 FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	SECTION 15 & 56.1 FPH	E&IPH	RENT SUPPLEMENT* EPH	RENT SUPPLEMENT* FPH	TOTAL
PARKLAND - AREA #6											
ALONSA	-	-	12	1	-	-	-	-	-	-	13
AMARANTH-BACONRIDGE	-	-	-	1	-	-	-	-	-	-	1
BENITO	12	-	18	-	-	-	-	-	-	-	30
BIRCH RIVER	-	-	26	22	-	-	-	-	-	-	48
BOWSMAN	9	-	-	5	-	-	-	-	-	-	14
CAMPERVILLE	-	-	12	17	-	-	-	-	-	-	29
CRANE RIVER	-	-	12	9	-	-	-	-	-	-	21
DAUPHIN	193	45	-	-	-	-	30	32	-	8	300
DUCK BAY	-	-	4	7	-	-	-	-	-	-	11
EDDYSTONE	-	-	12	-	-	-	-	-	-	-	12
ETHELBERT	20	-	-	2	-	-	-	-	-	-	22
FORK RIVER	-	-	-	2	-	-	-	-	-	-	2
GILBERT PLAINS	18	6	-	-	-	-	-	12	-	-	36
GLENELLA	-	-	10	-	-	-	-	-	-	-	10
GRANDVIEW	18	11	-	-	-	-	-	16	-	-	45
INGLIS	-	-	10	-	-	-	-	-	-	-	10
KELWOOD	-	-	10	3	-	-	-	-	-	-	13
LAURIER	-	-	8	2	-	-	-	-	-	-	10
MALLARD	-	-	2	7	-	-	-	-	-	-	9
McCREARY	12	1	-	4	-	-	-	-	-	-	17
MINITONAS	18	12	-	-	-	-	-	12	-	-	42
OCHRE RIVER	12	-	-	4	-	-	-	-	-	-	16
PINE RIVER	-	-	10	9	-	-	-	-	-	-	19
RIDING MOUNTAIN	-	-	-	1	-	-	-	-	-	-	1
ROBLIN	21	30	-	4	-	-	-	47	-	-	102
RORKETON	-	-	8	-	-	-	-	-	-	-	8
SIFTON	-	-	8	-	-	-	-	-	-	-	8
STE.ROSE DU LAC	29	6	24	1	-	-	-	-	-	-	60

HOUSING UNITS BY COMMUNITY
(as at March 31, 1988)

PLACE	PUBLIC HOUSING SECTION 43 EPH	PUBLIC HOUSING SECTION 43 FPH	RURAL & NORTHERN SECTION 40 EPH	RURAL & NORTHERN SECTION 40 FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	SECTION 15 & 56.1 FPH	E&IPH	RENT SUPPLEMENT* EPH	RENT SUPPLEMENT* FPH	TOTAL
PARKLAND - AREA #6 cont'd											
SWAN RIVER	80	45	-	-	-	-	79	-	-	-	204
WATERHEN	-	-	4	-	-	-	-	-	-	-	4
WINNIPEGOSIS	-	16	22	3	-	-	-	13	-	-	54
TOTAL	**442**	**172**	**212**	**104**	**-**	**-**	**109**	**132**	**-**	**8**	**1,171**

* NOT INCLUDED IN TOTAL

HOUSING UNITS BY COMMUNITY
(as at March 31, 1988)

PLACE	PUBLIC HOUSING SECTION 43 EPH	PUBLIC HOUSING SECTION 43 FPH	RURAL & NORTHERN SECTION 40 EPH	RURAL & NORTHERN SECTION 40 FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	SECTION 15 & 56.1 FPH	E&IPH	* RENT SUPPLEMENT EPH	* RENT SUPPLEMENT FPH	TOTAL
NORMAN WEST - AREA #7											
BARROWS	-	-	-	8	-	-	-	-	-	-	8
CORMORANT	-	-	2	18	-	-	-	-	-	-	20
CRANBERRY PORTAGE	-	8	4	-	-	-	-	-	-	-	12
DAWSON BAY	-	-	-	1	-	-	-	-	-	-	1
EASTERVILLE	-	-	-	10	-	-	-	-	-	-	10
FLIN FLON	36	54	-	-	45	-	16	20	17	-	171
GRAND RAPIDS	-	-	10	27	-	-	-	-	-	-	37
MAFEKING	-	-	6	10	-	-	-	-	-	-	16
MOOSE LAKE	-	-	4	20	-	-	-	-	-	-	24
PELICAN RAPIDS	-	-	2	10	-	-	-	-	-	-	12
SHERRIDON	-	-	-	10	-	-	-	-	-	-	10
THE PAS	78	149	-	-	1	30	-	-	-	23	258
THE PAS - Big Eddy	-	-	6	19	-	-	-	-	-	-	25
THE PAS - Youngs Point	-	-	6	19	-	-	-	-	-	-	25
THE PAS - Umperville	-	-	6	38	-	-	-	-	-	-	44
THE PAS - Rhal's Island	-	-	-	1	-	-	-	-	-	-	1
WANLESS	-	-	2	5	-	-	-	-	-	-	7
TOTAL	**114**	**211**	**48**	**196**	**46**	**30**	**16**	**20**	**17**	**23**	**681**

* NOT INCLUDED IN TOTAL

HOUSING UNITS BY COMMUNITY
(as at March 31, 1988)

PLACE	PUBLIC HOUSING SECTION 43 EPH	PUBLIC HOUSING SECTION 43 FPH	RURAL & NORTHERN SECTION 40 EPH	RURAL & NORTHERN SECTION 40 FPH	SPECIAL USE	SECTION 15 & 56.1 EPH	SECTION 15 & 56.1 FPH	E&IPH	RENT SUPPLEMENT* EPH	RENT SUPPLEMENT* FPH	TOTAL
NORMAN EAST - AREA #8											
BROCHET	-	-	-	15	-	-	-	-	-	-	15
CHURCHILL	-	262**	10	-	-	-	-	-	-	67	(1) 272
CROSS LAKE	-	-	4	17	-	-	-	-	-	-	21
GILLAM	-	7	-	-	-	-	-	-	-	-	7
GOD'S LAKE NARROWS	-	-	-	5	-	-	-	-	-	-	5
GRANVILLE LAKE	-	-	4	-	-	-	-	-	-	-	4
ILFORD	-	-	-	19	-	-	-	-	-	-	19
LEAF RAPIDS	-	213	-	-	-	-	-	-	-	-	213
NELSON HOUSE	-	-	-	9	-	-	-	-	-	-	9
NORWAY HOUSE	-	-	4	19	-	-	-	-	-	-	23
PIKWITONEI	-	-	-	9	-	-	-	-	-	-	9
SOUTH INDIAN LAKE	-	-	-	1	-	-	-	-	-	-	1
THICKET PORTAGE	-	-	-	19	-	-	-	-	-	-	19
THOMPSON	-	54	-	-	-	-	40	-	-	-	94
WABOWDEN	-	-	16	41	-	-	-	-	-	-	57
TOTAL	**-**	**536**	**38**	**154**	**-**	**-**	**40**	**-**	**-**	**67**	**768**
TOTAL RURAL	2156	1990	783	675	98	243	607	2190	110	250	8742
WINNIPEG	**4814**	**3611**	**-**	**-**	**278**	**111**	**1603**	**4033**	**296**	**782** (2)	**14450**
GRAND TOTAL	6970	5601	783	675	376	354	2210	6223	406	1032	23192

*NOT INCLUDED IN TOTAL
**INCLUDES 89 FEDERAL UNITS
(1) ALL UNITS OWNED BY MHRC
(2) 6 UNITS OWNED BY MHRC

SUBDIVISION DEVELOPMENT

ASPEN PARK CONDOMINIUM CONVERSION

Aspen Park was turned over to the province in 1972 and was assumed by M.H.R.C. in 1985. Plans called for the renovation of all 194 units, with 134 to be sold as condominiums and the remaining 60 to be retained for rental. Existing infrastructure was also renewed.

As of March 31, 1988 the Aspen Park project was substantially completed with 96 units being sold, 60 units turned over to Property Management for rental purposes and 38 units remaining to be sold.

MEADOWS WEST SUBDIVISION

Meadows West is an MHRC planned and developed residential subdivision located in the north west corner of Winnipeg. Developed in planned phases beginning in 1983, the subdivision consists of 633 residential lots, most with 50 foot frontages, and includes an abundance of open park space, a lake and two apartment buildings.

The lots are made available at affordable prices to individuals and builders, attracting many families to this growing community. An elementary school (grades K-8) adjacent to a park area is planned for the community. As of March 31 1988, 633 lots have been developed at a cost of $15,119,024. Total expenditures this fiscal year were $1,105,388. This fiscal year, 94 lots were leased or sold for a cumulative total of 628.

THE PAS MOBILE HOME SUBDIVISION

The 40 lots represent the second and final stage of The Pas Mobile Home Subdivision, begun in 1977.

All lots were originally designated and serviced for single family housing. These lots were recently converted and provide trailer hook-up services on Bagshaw Crescent as well as service connection wells, trailer pads and extended underground electrical and M.T.S. services, as required under the terms of the Development Agreement with the Town of The Pas.

Currently sales are slow and will depend on the economic growth in the town of The Pas.

WOODLANDS SUBDIVISION

To meet the need for new housing stock in the town of Selkirk, MHRC is developing a new residential housing subdivision comprised of 15.05 hectares (37.2 acres) over two phases.

Phase I consists of 43 lots involving 8.17 hectares (20.2 acres). As of March 31, 1988, $2,938,825 had been expended, with $74,910 expended this fiscal year. All of the 43 lots have been sold and Phase II, involving 6.88 hectares (17.0 acres), is completed in the planning stage.

LANDLORD AND TENANT AFFAIRS BRANCH

The Landlord and Tenant Affairs Branch consists of the Office of the Rentalsman and the Rent Regulation Bureau. In February of 1988, an Information Unit was formed within the Branch to serve as the initial contact and provide assistance to walk-in clients and to respond to all general enquiries. This unit will also function in the area of organizing public speaking engagements, workshops, seminars and informational displays for the public.

OFFICE OF THE RENTALSMAN

The Office of the Rentalsman is charged with the administration of The Landlord and Tenant Act and as such is concerned with all residential tenancies in Manitoba. Its responsibilities are twofold:

1) providing an information and education program for landlords and tenants;

2) mediating and/or arbitrating disputes (except rent regulation matters) between landlord and tenant.

1987/88 saw a continuing need for the services provided by this office. The distribution of new cases was as follows:

	1986/87	1987/88
Security Deposit Disputes	2,018	2,056
Requests for Repairs by Tenants	740	812
Improper Notice by Landlord or Tenant	852	1,306
Non-Payment of Utilities by Landlord	482	198
Others	1,177	1,050
TOTAL	5,269	5,422

Of this total, 4,740 originated in the Winnipeg region, 328 in the Brandon region and 354 in other towns and cities.

A total of 5,345 cases were closed in this year.

RENT REGULATION BUREAU

The Rent Regulation Bureau is responsible for the regulation of rent increases in the Province of Manitoba pursuant to The Residential Rent Regulation Act.

The Act and its Regulations outline the procedure by which a landlord of residential properties may apply for a rent increase higher than the guideline and provides the means by which tenants may object to any rent increase.

The main responsibilities and functions of the Rent Regulation Bureau are as follows:

- receiving and reviewing landlords' applications for rent increases above the guideline;
- receiving and reviewing tenants' objections to any rent increases;
- recommending allowable rent increases based on landlords' applications and tenants' objections;
- investigating non-compliance with the legislation;
- disseminating information about the program to the public; and
- monitoring and compiling information respecting rent increases, rent levels and any other matters relating to residential rental properties.

The guideline rent increase for 1988 was set at 3%.

	1986/87	1987/88
Applications for Rent Increases above 3%	10,377	7,623
Tenant Objections to Increases at or below 3%	165	132
Non-Compliance	686	451

Of 451 non-compliance cases that were processed by the Rent Regulation Bureau in the 1987/88 fiscal year, 66 were referred to the Appeals Branch to be heard by the members of an appeal panel.

RENT APPEALS BRANCH

The Residential Rent Regulation Act, enacted August 1, 1982, provides an appeal procedure for landlords and tenants against rent increases recommended by rent regulation officers. In November 1982, in recognition that an appeals function must be independent, the Rent Appeals Branch was formed. Hearings are referred by the Coordinator of Appeals to panels made up of panelists appointed to the masterlist by Order in Council.

The following are the primary services provided to the public:

1. To consider appeals from landlords and tenants against recommendations of rent increases from rent regulation officers.

2. To consider applications for exemption from rent controls based on major rehabilitation (the Act provides for exemptions of not more than five years when approved by a panel).

3. To consider applications for rollback of rent. The Act provides that when the Director of the Rent Regulation Bureau believes that rent has been collected in excess of the permitted increase, he may apply to the Coordinator of Appeals for a hearing to consider an order for a rollback of rent and refund of any overpayment together with interest.

1987/88 saw an increase of 5.7 percent in the number of appeal decisions made. Requests for information on the right to appeal, on hearing procedures, and on related sections of the Act increased correspondingly.

RENT APPEALS BRANCH
ACTIVITY SUMMARY

APPEALS	1986/87	1987/88
Landlord initiated	2,897	2,328
Tenant Initiated	901	496
Dual	*	47
Carried Forward	308	1,359
TOTAL	4,106	4,230
HEARINGS		
Number of hearings (included rehabilitation)	230	186
Number of units involved	3,249	3,674
Compliance hearings (Section 29 & 30)	13	11
Compliance - units involved	250	26
DECISIONS		
Recommendation upheld	652	1,647
Recommendation varied	1,325	2,140
APPLICATIONS FOR REHABILITATION		
Approved	250	57
Rejected	171	94
TOTAL	421	151
APPLICATIONS FOR EXEMPTION		
Approved	200	11
Rejected	-	-
Pending	-	-
TOTAL	200	11

* Not identified prior to 87/88 fiscal year.

PROVINCIAL AUDITOR'S REPORT

MANITOBA HOUSING

THE DEPARTMENT OF HOUSING

SUMMARY STATEMENT OF REVENUE AND EXPENDITURE

FOR THE YEAR ENDED MARCH 31, 1988

(with comparative figures for March 31, 1987)

($000's)

	1988	1987
REVENUE:		
Operating Programs:		
Manitoba Hydro	$ 0.0	$ 4.5
Property Administration	1,972.6	1,972.6
Residential Rehabilitation Assistance Program	173.0	119.9
C.M.H.C. Delivery fees	214.0	389.8
Rural and Northern Housing Program	180.9	116.0
Sundry	7.4	25.7
Administration Fees - Rentalsman	.6	.5
Total Revenue	$2,551.5	$2,631.0
EXPENDITURE:		
Operating Programs:		
General Administration	$ 3,889.3	$ 3,224.7
Property Management and Landlord and Tenant Affairs	3,226.2	2,923.1
Program Delivery	12,243.2	10,397.4
Transfer Payments to the Manitoba Housing and Renewal Corporation	26,405.1	23,620.7
Total	$45,763.8	$40,165.9
EXPENDITURES RELATED TO CAPITAL ASSETS:		
Capital Grants	$ 567.2	$ 1,029.7
Canada-Manitoba-Winnipeg Core Area Agreements	1,306.8	584.0
Less: Recoverable from Urban Affairs	(1,306.8)	(584.0)
Total	567.2	1,029.7
TOTAL EXPENDITURE	$46,331.0	$41,195.6

THE DEPARTMENT OF HOUSING

EXPENDITURE SUMMARY BY APPROPRIATION

YEAR ENDED MARCH 31, 1988

($000's)

	1987-88			
	Actual ($)	Estimate ($)	Variance ($)	Notes
1. GENERAL ADMINISTRATION				
a) Minister's Salary	10.3	10.3	0.0	
b) Executive Support				
1) Salaries	214.6	250.2	(35.6)	
2) Other Expenditures	38.6	52.9	(14.3)	1
c) Research and Planning				
1) Salaries	412.4	424.8	(12.4)	
2) Other Expenditures	107.0	97.5	9.5	
d) Communications				
1) Salaries	118.2	121.6	(3.4)	
2) Other Expenditures	163.3	173.5	(10.2)	
e) Support Services				
1) Salaries	1,414.6	1,408.2	6.4	
2) Other Expenditures	1,410.3	1,418.1	(7.8)	
TOTAL	3,889.3	3,957.1	(67.8)	
2. PROPERTY MANAGEMENT AND LANDLORD AND TENANT AFFAIRS				
a) Landlord and Tenant Affiars				
1) Salaries	1,941.6	2,053.6	(112.0)	
2) Other Expenditures	173.1	185.5	(12.4)	
b) Property Management				
1) Salaries	908.2	1,003.4	(95.2)	
2) Other Expenditures	203.3	243.8	(40.5)	
TOTAL	3,226.2	3,486.3	(260.1)	

THE DEPARTMENT OF HOUSING

EXPENDITURE SUMMARY BY APPROPRIATION

YEAR ENDED MARCH 31, 1988

($000's)

	1987-88			
	Actual ($)	Estimate ($)	Variance ($)	Notes
3. PROGRAM DELIVERY				
a) Administrative Costs				
1) Salaries	2,866.9	2,836.5	30.4	
2) Other Expenditures	2,740.1	2,549.6	190.5	2
b) Grants and Subsidies				
1) Other grants and subsidies	6,636.2	7,111.1	(474.9)	3
2) Pensioner Tenant School Tax Assistance Program	1,876.8	2,085.0	208.2	
3) Less: Recoverable from Finance	(1,876.8)	(2,085.0)	(208.2)	
TOTAL	12,243.2	12,497.2	(254.0)	
4. TRANSFER PAYMENTS TO THE MANITOBA HOUSING AND RENEWAL CORPORATION	26,405.1	26,844.4	(439.3)	4

THE DEPARTMENT OF HOUSING

EXPENDITURE SUMMARY BY APPROPRIATION

YEAR ENDED MARCH 31, 1988

($000's)

	1987-88			
	Actual ($)	Estimate ($)	Variance ($)	Notes
5. EXPENDITURES RELATED TO CAPITAL ASSETS				
a) Capital Grants				
1) Critical Home Repair Program - Pensioners	236.2	145.0	91.2	
2) Critical Home Repair Program	15.3	130.0	(114.7)	
3) RRAP Forgiveness	315.7	800.0	(484.3)	
4) Core Area Complimentry Assistance	0.0	125.0	(125.0)	
TOTAL	567.2	1,200.0	(632.8)	5
b) Canada Manitoba Winnipeg Core Area Management				
1) Core Area Homeownership Program - Renewed Program	0.0	350.0	(350.0)	6
2) Logan Redevelopment Program	1.1	0.0	1.1	
3) Less: Recoverable from Urban Affairs	(1,306.8)	(1,593.4)	286.6	
4) Salvation Army	1,200.0	1,200.0	0.0	
5) Core Area Homeownership Program - Other	105.7	43.4	62.3	
TOTAL	0.0	0.0	0.0	
TOTAL NET EXPENDITURES	567.2	1,200.0	(632.8)	

NOTES

FOR EXPENDITURE SUMMARY BY APPROPRIATION

YEAR ENDED MARCH 31, 1988

($000's)

1. As a result of two vacant positions in the Minister's office operating expenditures were lower than originally anticipated.

2. The $190.5 over expenditure in the Program Delivery Division was the result of:

   $395.7 The statutory contribution to the sinking fund was over the original 1987-88 Estimate as a result of higher than anticipated advances and borrowings by the Manitoba Housing and Renewal Corporation.

   ($255.9) Due to stable lending rates, mortgages administered by servicing agents experienced a higher number of payouts than originally anticipated and resulted in lower servicing fees.

   $45.5 A consulting contract for Core Area Education Development Association to provide information seminars on housing programs in the Core Area was not included in the original estimate.

3. The decrease of $474.9 in Grants and Subsidies was the result of:

   $323.0 Due to increases in allowable claimable rents and indexing of the calculation formula implemented July 1, 1987 under the Shelter Allowance for Elderly Renters Program the average annual subsidy increased more than originally anticipated. The implementation of 55 PLUS also increased the number of actual clients qualifying for the program.

   ($438.9) Adjustments to maximum claimable rents and the indexing of the benefit calculation formula implemented in July, 1987 under the Shelter Allowance for Family Renters Program increased more than originally anticipated, however, higher income levels have resulted in fewer clients qualifying under the program.

   ($254.9) The take-up of clients receiving interest write down subsidies for loans committed prior to 1986 under the federal Residential Rehabilitation Assistance Program was lower than originally anticipated.

4. Transfer payments to the Manitoba Housing and Renewal Corporation were lower than anticipated as a result of:

($856.0) Lower maintenance and operating costs and higher rental revenues experienced for Housing Authority operations resulted in a reduction to the provincial share of operating subsidies.

Interest differential was significantly lower due to several unanticipated events:

($711.9) Stable lending rates resulted in a large number of mortgage payouts on the existing mortgage portfolio and the unanticipated repayment of outstanding debt with the Province of Manitoba.

($111.1) The deferral of the 1987-88 Core Area Infill Housing Program resulted in lower capital disbursements.

($85.1) The take-up under the Homes in Manitoba Program was less than originally projected.

($678.0) Stable interest rates and timing of capital disbursements under the Manitoba RentalStart Program, Co-operative HomeStart Program and Community Residences Program contributed to this underexpenditure.

($77.9) Slow down of the Homes in Manitoba Program resulted in a lower subsidy.

$2,966.8 This overexpenditure was necessary to provide for the repayment of long term debt associated with the completion and close out of land used for residential development and was not included in the 1987-88 Estimates.

($198.8) The 1987-88 Estimates anticipated a $1,000.0 in capital disbursements for non-profit forgivable loans which were not disbursed.

($554.7) Market value adjustments were below the 1987-88 Estimates due to the deferral of the Core Area Infill Housing Program.

5. Expenditures Related To Capital Assets were below the 1987-88 Estimates by ($632.8) for the following reasons:

(484.3) In the 1987-88 Estimates, it was anticipated that the Department of Housing would be the delivery agent for the Residential Rehabilitation Assistance Program effective July 1, 1987. Due to extended federal/provincial negotiations applications were not processed until the last quarter of 1987-88.

($125.0) Due to delays in finalizing the housing component of the Renewed Winnipeg Core Area Initiative Agreement, no commitments were made under the Core Area Complementary Assistance Program which provides assistance to clients in the Core Area who fail to quality under the Residential Rehabilitation Assistance Program.

($23.5) As a result of changes to program guidelines under the Critical Home Repair Program (grants to pensioners were phased out and merged with the low income component, and further assistance provided for elderly homeowners in the form of a Hardship Grant), expenditures under the old program were higher and expenditures under the new hardship grants were lower.

6. This variance was due to the delay in finalizing the housing component of the Renewed Winnipeg Core Area Initiative Ageement and therefore no applications were processed during 1987-88.

Manitoba

THE MANITOBA HOUSING AND RENEWAL CORPORATION

REPORT OF THE PROVINCIAL AUDITOR'S OFFICE

We have examined the balance sheet of The Manitoba Housing and Renewal Corporation as at March 31, 1988, and the statements of operations, The Manitoba Housing and Renewal Fund and changes in financial position and the schedule of housing program subsidies for the year then ended. Our examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as we considered necessary in the circumstances.

In our opinion, these financial statements present fairly the financial position of the Corporation as at March 31, 1988, and the results of its operations and the changes in its financial position for the year then ended, in accordance with the accounting principles described in note 2 to the financial statements applied, except for the change in the method of valuing land inventory as explained in note 3b and, after giving retroactive effect to the change in the method of valuing forgivable loans as explained in note 3a, on a basis consistent with that of the preceding year.

J. W. Singleton, CA
Assistant Provincial Auditor

October 31, 1988
Winnipeg, Manitoba

THE MANITOBA HOUSING AND RENEWAL CORPORATION
BALANCE SHEET
MARCH 31, 1988
(with comparative figures for 1987)

A S S E T S

	1988	1987
Cash on deposit with the Minister of Finance and in bank	$ 16,924,753	$ 15,466,528
Accounts receivable and accruals (note 4)	18,236,841	12,128,155
Loans and mortgages receivable (note 5)	128,353,353	109,263,682
Investment in land and housing:		
Housing projects (note 6)	359,031,236	332,254,383
Housing investment (note 7)	11,887,017	11,096,943
Land inventory (note 8)	26,459,002	27,299,502
Renewal scheme (note 9)	67,272	148,171
	397,444,527	370,798,999
Corporate fixed assets (note 10)	422,757	452,432
	$561,382,231	$508,109,796

LIABILITIES AND FUND BALANCE

Accounts payable, holdbacks and accruals	$ 20,951,337	$ 18,451,446
Long-term land lease and rental subsidies received in advance (note 11)	213,199	217,205
Long-term debt (note 12)	545,206,721	495,606,767
The Manitoba Housing and Renewal Fund	(4,989,026)	(6,165,622)
	$561,382,231	$508,109,796

Approved on behalf of the Board:

_____ Director _____ Director

(see accompanying notes)

THE MANITOBA HOUSING AND RENEWAL CORPORATION
STATEMENT OF OPERATIONS
YEAR ENDED MARCH 31, 1988
(with comparative figures for 1987)

	1988	1987
Revenue:		
Grants from the Government of the Province of Manitoba (note 14)	$28,501,434	$25,046,751
Interest from sinking fund and funds held by the Minister of Finance (note 13)	1,985,074	1,677,780
Churchill Propane Distribution System, net proceeds	569,031	277,718
Other	45,807	14,774
	31,101,346	27,017,023
Expenditure: (note 1)		
Interest on demand notes	20,620,126	19,240,317
Less - Interest applied to construction of housing projects, land inventory and housing program subsidies	8,608,556	8,045,678
- Interest earned on loans and mortgages	11,481,905	10,962,922
Interest on demand notes not applied or recovered	529,665	231,717
Rent Supplement Program:		
Rent supplement and administration expenditures	3,340,539	2,878,398
Less - recovery from CMHC	1,598,890	1,193,692
Net program subsidies	1,741,649	1,684,706
Residential Rehabilitation Assistance Program:		
Loan forgiveness (note 2b)	1,249,087	
Less - recovery from CMHC	936,724	
	312,363	
Amortization of renewal schemes	80,898	72,317
Co-op HomeStart Program Assistance	418,052	118,845
Critical Home Repair Program (note 15)	953,175	683,147
Depreciation of corporate fixed assets (note 10)	27,092	32,407
Mortgage subsidies	160,666	146,935
Net loss on housing projects and land sales	145,972	262,781
Non-profit housing corporations:		
Interest	228,450	224,655
Loan forgiveness (note 2c)	73,268	37,960
Non-Profit Housing Program, per schedule	1,850,701	1,148,037
Provision for loss on land (note 8)	3,885,196	
Provision for loss on loans and mortgages	1,385,713	
Rural and Northern Housing Program, per schedule	3,327,058	3,503,969
Urban and Rural Housing Programs, per schedule	14,571,965	14,601,102
Urban Native Non-Profit Housing Program	232,867	
	29,924,750	22,748,578
Excess of revenue over expenditure, before extraordinary item	1,176,596	4,268,445
Extraordinary item (revaluation of land)		16,824,332
Excess of revenue over (under) expenditure transferred to The Manitoba Housing and Renewal Fund	$ 1,176,596	$(12,555,887)

(see accompanying notes)

THE MANITOBA HOUSING AND RENEWAL CORPORATION
STATEMENT OF THE MANITOBA HOUSING AND RENEWAL FUND
YEAR ENDED MARCH 31, 1988
(with comparative figures for 1987)

	1988	1987
Sinking Fund Account:		
Balance at beginning of year	$	$11,527,033
Less - transfer to General Fund Account		11,527,033
Balance at end of year		
General Fund Account:		
Balance at beginning of year	239,933	(1,574,078)
Less - adjustment to reflect changes in accounting policies (note 3)	6,405,555	3,562,690
Balance as restated	(6,165,622)	(5,136,768)
Add - excess of revenue over (under) expenditure	1,176,596	(12,555,887)
Add - balance of Sinking Fund Account		11,527,033
Balance at end of year	(4,989,026)	(6,165,622)
The Manitoba Housing and Renewal Fund	$(4,989,026)	$(6,165,622)

(see accompanying notes)

THE MANITOBA HOUSING AND RENEWAL CORPORATION
STATEMENT OF CHANGES IN FINANCIAL POSITION
YEAR ENDED MARCH 31, 1988
(with comparative figures for 1987)

	1988	1987
Cash provided by (used for):		
Operating activities:		
Excess of revenue over (under) expenditure	$ 1,176,596	$ (12,555,887)
Items not involving cash:		
Depreciation and amortization	2,011,901	2,054,249
Provision for loss on land	3,885,196	
Provision for loss on loans and mortgages	1,385,713	
Extraordinary item		16,824,332
	8,459,406	6,322,694
Net change in non-cash balances related to operations:		
Accounts receivable and accruals	(6,108,685)	(697,903)
Accounts payable, holdbacks and accruals	2,499,890	(1,765,882)
	4,850,611	3,858,909
Financing activities:		
Increase in long-term debt	84,780,328	78,628,970
Repayment of long-term debt	(35,180,374)	(24,015,294)
	49,599,954	54,613,676
Investing activities:		
Additions to land and housing	(46,510,877)	(42,809,975)
Less - recovery of CMHC share	4,929,299	3,558,841
	(41,581,578)	(39,251,134)
Additions to loans and mortgages	(51,031,495)	(40,030,749)
Net proceeds from disposal of land and housing	9,867,597	8,977,064
Net proceeds from repayment of loans and mortgages	29,753,136	18,858,732
	(52,992,340)	(51,446,087)
Increase in cash	1,458,225	7,026,498
Cash at beginning of period	15,466,528	8,440,030
Cash at end of period	$16,924,753	$15,466,528

THE MANITOBA HOUSING AND RENEWAL CORPORATION
SCHEDULE OF HOUSING PROGRAM SUBSIDIES
YEAR ENDED MARCH 31, 1988
(with comparative figures for 1987)

	1988	1987
Urban and Rural Housing Programs:		
Rental Revenue	$35,467,289	$34,295,380
Expenditure:		
Property operating expenses	23,027,807	23,503,659
Grants in lieu of Municipal taxes	12,330,577	11,002,616
Administration	4,044,202	3,767,327
Depreciation and interest	24,143,659	24,125,550
	63,546,245	62,399,152
Operating Loss	28,078,956	28,103,772
Less - CMHC share of operating loss	13,506,991	13,502,670
Net program subsidies	$14,571,965	$14,601,102
Non-Profit Housing Program:		
Rental revenue	$ 4,022,648	$2,594,222
Expenditure:		
Property operating expenses	1,912,338	1,182,283
Grants in lieu of Municipal taxes	1,294,869	838,372
Administration	345,596	260,235
Depreciation and interest	8,260,366	5,255,771
	11,813,169	7,536,661
Operating Loss	7,790,521	4,942,439
Less - CMHC share of operating loss	5,939,820	3,794,402
Net program subsidies	$ 1,850,701	$1,148,037
Rural and Northern Housing Program:		
MHRC administered units:		
Rental revenue	$1,832,661	$1,874,491
Expenditure:		
Property operating expenses	1,064,291	1,099,993
Grants in lieu of Municipal taxes	411,523	349,856
Administration	432,105	418,703
Depreciation and interest	7,089,018	6,145,715
	8,996,937	8,014,267
Operating Loss	7,164,276	6,139,776
Less - CMHC share of operating loss	5,372,877	4,513,371
	1,791,399	1,626,405
CMHC administered units:		
MHRC share of operating loss	1,535,659	1,877,564
Net program subsidies	$3,327,058	$3,503,969

THE MANITOBA HOUSING AND RENEWAL CORPORATION

NOTES TO FINANCIAL STATEMENTS

MARCH 31, 1988

1. Nature of the Corporation

The Manitoba Housing and Renewal Corporation (MHRC) was established as a Crown Corporation by The Housing and Renewal Corporation Act on June 21, 1967. The objective of the Corporation is to improve standards of living accommodation in the Province of Manitoba and to assist residents to obtain living accommodation of reasonable standards.

Administrative services are provided by the Department of Housing, Province of Manitoba. Costs of these administrative services are $6,918,000 (1987 - $5,888,000) and are not reflected in these financial statements except for administrative charges amounting to $2,439,000 (1987 - $2,608,000) which are cost shared with the Canada Mortgage and Housing Corporation (CMHC).

2. Significant accounting policies

a) The Corporation's financial statements are prepared using the accrual basis of accounting except for the discounts on sinking fund investments. Discounts obtained at the time of acquisition are taken into income on maturity of the related investments which are recorded at cost.

2. **Significant accounting policies** (continued)

b) Loan forgiveness under the Critical Home Repair Program and the Residential Rehabilitation Assistance Program is approved in accordance with the terms of the loan agreement and charged to operations, net of a recovery from CMHC for the Residential Rehabilitation Assistance Program, in the year that the loan is granted.

c) The Corporation participates in a CMHC administered program for non-profit corporations. Payments are issued as forgivable loans and the forgiveness conditions require that the project operate under CMHC guidelines throughout the term of the related operating agreement. Loan forgiveness is earned by the non-profit corporations in equal annual amounts over the period of the related operating agreements. The Corporation recognizes the full amount of the forgivable loans as an operating expenditure in the year they are granted.

d) Valuation, depreciation and amortization are described in subsequent notes as follows:

Housing projects	- note 6
Housing investments	- note 7
Land inventory	- note 8
Renewal scheme	- note 9
Corporate fixed assets	- note 10

3. Changes in accounting policies

During the year ended March 31, 1988, the Corporation initiated two changes in accounting policies.

a) Previously, the Corporation recorded as loans and mortgages receivable the unearned portion of forgivable loans for both the Critical Home Repair Program and the non-profit housing corporations. Effective April 1, 1986 the Corporation established an asset valuation allowance equal to the outstanding forgivable loans thus treating these loans as expenditures in the year they are granted.

The effect of the above change in accounting policy, which has been applied retroactive to April 1, 1986, is to decrease loans and mortgages receivable by $3,561,716 (1987 - $3,405,555), to decrease the excess of revenue over expenditure transferred to the Manitoba Housing and Renewal Fund by $156,161 (increase 1987 - $157,135) and to decrease the opening balance in the Manitoba Housing and Renewal Fund by $3,405,555 (1987 - $3,562,690).

b) Previously, the Corporation valued its land inventory at the lower of capitalized cost or appraised value. Effective March 31, 1987 the Corporation values its land inventory at the lower of capitalized cost or appraised value adjusted for estimated disposition costs and contingencies. The effect of this change in accounting policy, commencing March 31, 1987, is to decrease the accumulated provision for losses on land by $200,000 (increase 1987 - $3,000,000) and to increase the excess of revenue over expenditure transferred to the Manitoba Housing and Renewal Fund by $200,000 (decrease 1987 - $3,000,000) and to decrease the opening balance in the Manitoba Housing and Renewal Fund by $3,000,000 (1987 - nil).

4. Accounts receivable and accruals

	1988	1987
Canada Mortgage & Housing Corporation	$ 9,840,829	$ 6,434,436
Government of the Province of Manitoba and its agencies	4,944,601	2,425,138
Other - net of allowance (1988 - $211,207, 1987 - $192,816)	3,451,411	3,268,581
Accounts receivable and accruals	$18,236,841	$12,128,155

5. Loans and mortgages receivable

	1988	1987
Homes in Manitoba Programs:		
Affordable New Homes Program	$ 31,203,490	$ 50,466,058
Core Area Infill Housing Program	4,901,016	5,411,705
Buy and Renovate Housing Program	2,889,038	3,186,824
Builder Developer Housing Program	723,598	1,155,693
	39,717,142	60,220,280
Manitoba RentalStart Programs:		
Manitoba Urban RentalStart Program	31,900,235	25,323,275
Manitoba Rural RentalStart Program	2,344,201	854,251
Manitoba Seniors RentalStart Program	927,974	240,492
	35,172,410	26,418,018
Residential Rehabilitation Assistance Program	187,129	
Less - financing provided by CMHC	147,695	
	39,434	
Rural and Northern Housing Program	5,629,558	6,523,357
Less - financing provided by CMHC	4,204,885	4,871,240
	1,424,673	1,652,117
Aspen Park Condominiums	1,711,207	1,443,624
Community Residences Program	7,730,099	4,262,913
Cooperative HomeStart Program	16,525,661	3,580,406
Critical Home Repair Program	1,128,542	1,217,622
Lease/purchase land agreements	2,558,008	2,274,935
North Logan Redevelopment	463,113	
Private Non-Profit Housing Program	5,220,149	290,185
The Pas Mobile Home Subdivision	141,930	173,530
Urban Native Non-Profit Housing Program	17,518,066	7,715,641
Other	2,919	14,411
	129,353,353	109,263,682
Less - allowance for doubtful accounts	1,000,000	
Carried forward	$128,353,353	$109,263,682

5. **Loans and mortgages receivable** (continued)

	1988	1987
Brought forward	$128,353,353	$109,263,682
Forgivable loans:		
Residential Rehabilitation Assistance Program	1,249,087	
Less - recovery from CMHC	936,724	
	312,363	
Critical Home Repair Program	1,381,520	1,233,354
Non-Profit Housing Corporation	2,180,196	2,172,201
	3,874,079	3,405,555
Less - valuation allowance	3,874,079	3,405,555
Loans and mortgages receivable	$128,353,353	$109,263,682

The Corporation has established an asset valuation allowance equal to the unearned portion of forgivable loans which effectively reduces the value of these loans to nil. As forgiveness conditions are met by the individual clients and non-profit corporations the Corporation records the annual forgiveness earned in accordance with the terms of the loan agreement thereby reducing the forgivable loan and the concomitant valuation allowance.

Mortgages under the Homes in Manitoba Program are administered by both outside lending institutions and by MHRC. Those administered by outside lending institutions, amounting to $30,856,411 (1987 - $49,851,842), are insured by CMHC or the Mortgage Insurance Company of Canada. Those administered by MHRC, amounting to $8,860,731 (1987 - $10,368,438), and Aspen Park Condominiums are assessed a fee which is set aside in a fund to provide for any related expenses in the event of default by a mortgagor. This fund is included with accounts payable and is summarized as follows:

5. **Loans and mortgages receivable** (continued)

	1988	1987
Balance at beginning of year	$182,954	$144,314
Add - insurance fees assessed and interest	28,306	38,640
Balance at end of year	$211,260	$182,954

6. **Housing projects**

	1988	1987
Rural and Northern Housing Program:		
Completed - for rent	$ 30,287,423	$ 26,233,877
- for sale	6,269,012	6,336,275
Under construction	828,965	896,034
Upgrading programs - deferred capital costs	291,946	305,365
	37,677,346	33,771,551
Less - financing provided by CMHC	28,096,953	25,270,837
	9,580,393	8,500,714
Other Urban and Rural Housing Programs:		
Completed	343,247,404	314,529,817
Under construction	4,626,536	9,223,852
Upgrading programs - deferred capital costs	2,620,632	
	350,494,572	323,753,669
Less - financing provided for upgrading programs by CMHC	1,043,729	
	349,450,843	323,753,669
Housing projects	$359,031,236	$332,254,383

6. Housing projects (continued)

Completed housing projects are valued at capitalized cost less depreciation.

Projects under construction are valued at capitalized cost which includes direct construction costs, land acquisition, interest, grants in lieu of taxes and an administrative fee charged by the Department of Housing, Province of Manitoba.

The upgrading programs relate to rehabilitation and improvement costs incurred on rental units and these costs are being depreciated on a straight-line basis over ten years for the Urban and Rural Housing Programs and the remaining term of the original mortgage for the Rural and Northern Housing Program.

Under the Rural and Northern Housing Program depreciation is based on the imputed principal repayment equivalent to that of 100% debt financing with CMHC rates. Depreciation under other urban and rural housing programs is based on the actual principal repayment of the related debt.

Depreciation on housing projects is included as an expenditure in housing program subsidies.

7. Housing investment

Housing investment represents joint venture projects under the Rural and Northern Housing Program which are being administered by CMHC. The investment balance represents MHRC's share and is valued at capitalized cost less depreciation which is equal to the annual principal repayment of the related debt as determined by CMHC. Depreciation is included as an expenditure in the Rural and Northern Housing Program.

8. Land inventory

	1988		1987	
	COST	ACCUMULATED LOSS PROV.	COST	ACCUMULATED LOSS PROV.
Under development	$ 6,404,380	$ 4,185,736	$ 9,000,816	$ 6,234,545
Future development or sale	56,239,275	33,797,126	52,651,460	29,941,957
Leased land	1,798,209		1,823,728	
	64,441,864	$37,982,862	63,476,004	$36,176,502
Accumulated loss provision	37,982,862		36,176,502	
Land inventory, net	$26,459,002		$27,299,502	

The net change to the accumulated loss provision is as follows:

	1988	1987
Provision for loss on land	$3,885,196	$
Revaluation of land		29,550,257
Less - losses realized	2,078,836	2,076,134
Net change to accumulated loss provision	$1,806,360	$27,474,123

Land inventory is valued at the lower of capitalized cost or appraised value adjusted for estimated disposition costs and contingencies. Capitalized cost includes acquisition costs, interest, planning and development costs, grants in lieu of taxes where applicable, less revenue derived from use of undeveloped land.

9. Renewal scheme

The renewal scheme is valued at cost less amortization. Amortization is based on the actual principal repayment of the related debt.

10. Corporate fixed assets

	1988			1987
	COST	ACCUMULATED DEPRECIATION	NET	NET
Land	$ 71,900	$	$ 71,900	$ 71,900
Buildings	357,337	92,469	264,868	273,045
Office furnishings	500,251	415,218	85,033	106,292
Construction equipment	20,607	19,651	956	1,195
Corporate fixed assets	$950,095	$527,338	$422,757	$452,432

Corporate fixed assets are valued at cost less depreciation provided on the following bases:

Buildings - straight-line, based on a 10 and 50 year useful life or if funded by specific long-term debt based on the annual principal repayment of the related debt, amortized over 50 years.

Office furnishings and construction equipment - 20% of the undepreciated balance.

Depreciation in the amount of $27,092, (1987 - $32,407) is reflected as a separate corporate expenditure and depreciation in the amount of $2,581 (1987 - $1,995) is included as an expenditure in the urban and rural housing programs.

11. Long-term land lease and rental subsidies received in advance

	1988	1987
Long-term land lease prepaid, expiring in 2039	$ 79,359	$ 80,897
Long-term rental subsidies received in advance from sponsors	133,840	136,308
Long-term land lease and rental subsidies	$213,199	$217,205

12. Long-term debt

	1988	1987
Government of the Province of Manitoba:		
Demand notes payable (convertible to long-term advances), at prime interest rates or fixed rates from 8 7/8% to 12%	$194,722,236	$167,666,270
Long-term advances, at rates from 8.28% to 14.50% maturing at various dates to 2029 and requiring annual payments of $15,367,752 towards principal and interest	132,863,075	106,270,398
Canada Mortgage and Housing Corporation:		
Long-term advances - housing and land, at rates from 6 7/8% to 11% maturing at various dates to 2030 and requiring annual payments of $22,842,263 towards principal and interest	229,368,442	230,595,128
- renewal scheme, at a rate of 8 1/4% maturing in 1989 and requiring a payment of $72,937 towards principal and interest	67,272	148,171
	557,021,025	504,679,967
Less: Sinking fund on deposit with the Government of the Province of Manitoba (note 13)	16,767,952	14,065,639
	540,253,073	490,614,328
Mortgages payable (assumed on property acquisitions), at rates from 5 1/8% to 14 1/4% maturing at various dates to 2028 and requiring annual payments of $484,574 towards principal and interest	4,953,648	4,992,439
Long-term debt	$545,206,721	$495,606,767

13. Sinking fund

	1988		1987	
	PAR VALUE	COST	PAR VALUE	COST
Bonds: (note 2a)				
Manitoba Hydro - Electric Board	$ 8,156,000	$ 6,618,561	$ 6,604,000	$ 5,140,444
Manitoba Telephone System	1,483,000	1,061,200	1,422,000	1,005,715
Government of the Province of Manitoba	3,496,000	3,454,465	2,486,000	2,445,619
Alberta Government Telephones Commission	2,000,000	1,785,000		
	$15,135,000	12,919,226	$10,512,000	8,591,778
Cash, interest bearing		3,848,726		5,473,861
Sinking fund		$16,767,952		$14,065,639

MHRC is required to maintain a sinking fund on deposit with the Minister of Finance for the purpose of retiring at maturity, long-term debt which does not require annual principal repayments. The required minimum annual payment to the sinking fund must equal 4% of the sinking fund balance as at the end of the preceding fiscal year plus 1% of the advances and borrowings of MHRC other than those secured by a first mortgage on land or by an agreement or debenture that provides for the retirement of the debt by annual repayments of principal and interest. Income earned on sinking fund investments (1988 - $1,273,552, 1987 - $1,213,187) is paid to MHRC and all or a portion of the income earned is set aside in the sinking fund in addition to the minimum statutory requirement.

14. Grants from the Government of the Province of Manitoba

	1988	1987
Department of Housing:		
- MHRC operating programs	$26,720,782	$23,620,751
- Sinking fund	1,780,652	1,426,000
Grant Revenue	$28,501,434	$25,046,751

15. Critical Home Repair Program

	1988	1987
Loan forgiveness (note 2b)	$635,844	$355,206
Interest allocated	271,944	278,190
Other	45,387	49,751
	$953,175	$683,147

16. Commitments

The Corporation is committed to expend $88,979,789 for completion of housing under construction and for approved mortgage applications.

17. Contingencies

The Corporation is a party to certain litigation arising in the normal course of business, the aggregate effect of which, in the opinion of management, would not have a material effect on the Corporation's financial statements.

18. Guarantees

The Corporation has guaranteed the repayment of mortgages and has issued Letters of Credit guaranteeing the terms and conditions of land development agreements and construction contracts. The outstanding guarantees are as follows:

	1988	1987
Mobile Home Loan Guarantee Program	$12,399,352	$9,048,799
Rural Mortgage Lending Program	171,227	207,649
Other mortgage guarantees	1,238,067	296,500
Letters of Credit	128,000	445,240
Total Guarantees	$13,936,646	$9,998,188

A guarantee fee of 2% - 2 1/2% charged for each mortgage is paid into the Mortgage Insurance Fund. This fund is included with accounts payable and is summarized as follows:

	1988	1987
Balance at beginning of year	$240,428	$ 82,518
Add - net proceeds from claim settlements	52,420	27,095
- insurance fees assessed	124,384	119,949
- interest on cash	23,699	11,655
	440,931	241,217
Less - taxes		789
Balance at end of year	$440,931	$240,428

19. Comparative figures

Certain comparative figures on the financial statements have been restated to conform with the presentation of the current year.